

# CITY OF SAINT PAUL Mayor Christopher B. Coleman

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#### PAYNE MARYLAND PROJECT INFORMATION

October 26, 2010

DESCRIPTION OF THE PROJECT: The concept of the Payne Maryland Project utilizes a partnership of agencies to create synergy and relevance for the community through collaboration in a way that far surpasses what would be realized individually. Rooted in innovative thinking, the project provides opportunity to support multi-function sharing of spaces, utilizing new technologies and enhanced sustainability, and becoming a catalyst for community connections and investment.

The Payne Maryland Project will be a public/private partnership. The partnership formed for this effort involves the City of Saint Paul Public Libraries and the Department of Parks and Recreation, Arlington Hills Lutheran Church, Bradshaw Celebration of Life, and Merrick Community Services. The proposed facility will encapsulate the programming needs of the Arlington Recreation Center, the Arlington Hills Library, Arlington Hills Lutheran Church, Bradshaw Celebration of Life Centers, Merrick Community Services, and possibly other community service organizations into a new and exciting community center.

The Payne Phalen District Five Planning Council has been involved as a community outreach partner throughout the planning, and continues to coordinate the efforts of the Partners in community involvement.

This dedicated group of community organizations is working to create a vibrant center for the community. Development of facilities will include building spaces which are planned to provide adequate space for programs, as well as supporting spaces. Cooperative sharing of the spaces will be a design requirement. The program of space use will maintain opportunities for use of the spaces by the public and other agencies. The partnership will join together in management and operation of the facilities, with an intent to provide access for the wider community benefit.

The building design will be attractive, and will signify a positive investment in community. The site will be developed to provide for active public use areas, recreational uses, and restful contemplative areas. Artistic elements will be included to promote cultural aspects of the community. Access and parking will support the facility uses, and be designed to be a welcoming feature.

Sustainability will be an important quality of design elements. The building construction may include things like recycled materials, solar or geothermal energy technology, energy management systems, day-lighting and high-efficiency lighting, and a green roof. Site





development may include permeable pavement, storm-water harvesting and reuse, and innovative landscaping techniques. Materials recycling will be required in demolition, construction, and on-going operations.

Together, the development will become an active community center, providing improved community services and a resource for future activities. The investment will provide a catalyst for additional community development and improvements.

### PROJECT MASTER SCHEDULE

November 10, 2010 Begin Design Development Phase March 21, 2011 Begin Construction Document Phase Spring of 2011 Begin demolition and site preparation

Summer of 2011 Begin construction

May 1, 2013 Substantial Completion of construction work and testing/commissioning

June 1, 2013 Occupancy goal

#### PROJECT MILESTONE LIST

Project Kickoff Community meeting

Establish Information Web Site

Payne-Maryland Partnership MOU and Development Agreement

Schematic Design Phase completion

Construction Manager selection

Design Development Phase completion

**Fundraising Completion** 

Property Acquisitions completion

Construction Document Phase completion

Demolition and site preparation completion

Building containment

Building interior and systems completion

Site development completion

**Grand Opening** 

## **CONTACTS:**

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Project web site:

http://www.stpaul.gov/index.aspx?NID=3672